

BOARD OF APPEAL REFERRALS

November 30, 1978

1. Z-4269-4271 Irving Busny, Trustee
454-460 Huntington Avenue, Boston
2. Z-4272 Stephen J. Joyce
564 Adams Street, Dorchester
3. Z-4275 Ida M. Cooper
26 Millmont Street, Roxbury
4. Z-4282 Peter J. Janis
7 Rossmore Road, Jamaica Plain
5. Z-4294 Marylou Trojano
53 Snowhill Street, Boston
6. Z-4302 New England Deaconess Hospital
380 Longwood Avenue and 155 Pilgrim Road,
Boston
7. Z-4304 Alpine Restaurants
365 Washington Street, Boston
8. Z-4305 Boston Housing Authority
125 Amory Street, Jamaica Plain

MEMORANDUM

November 30, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/5/78

Z-4269-4271
 Irving Busny, Trustee
 454-460 Huntington Avenue, Boston
 near Parker Street

Three four-story structures

District(s):	apartment H-2	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: to change occupancy of three structures from 27-24-24 apartments to dormitories.

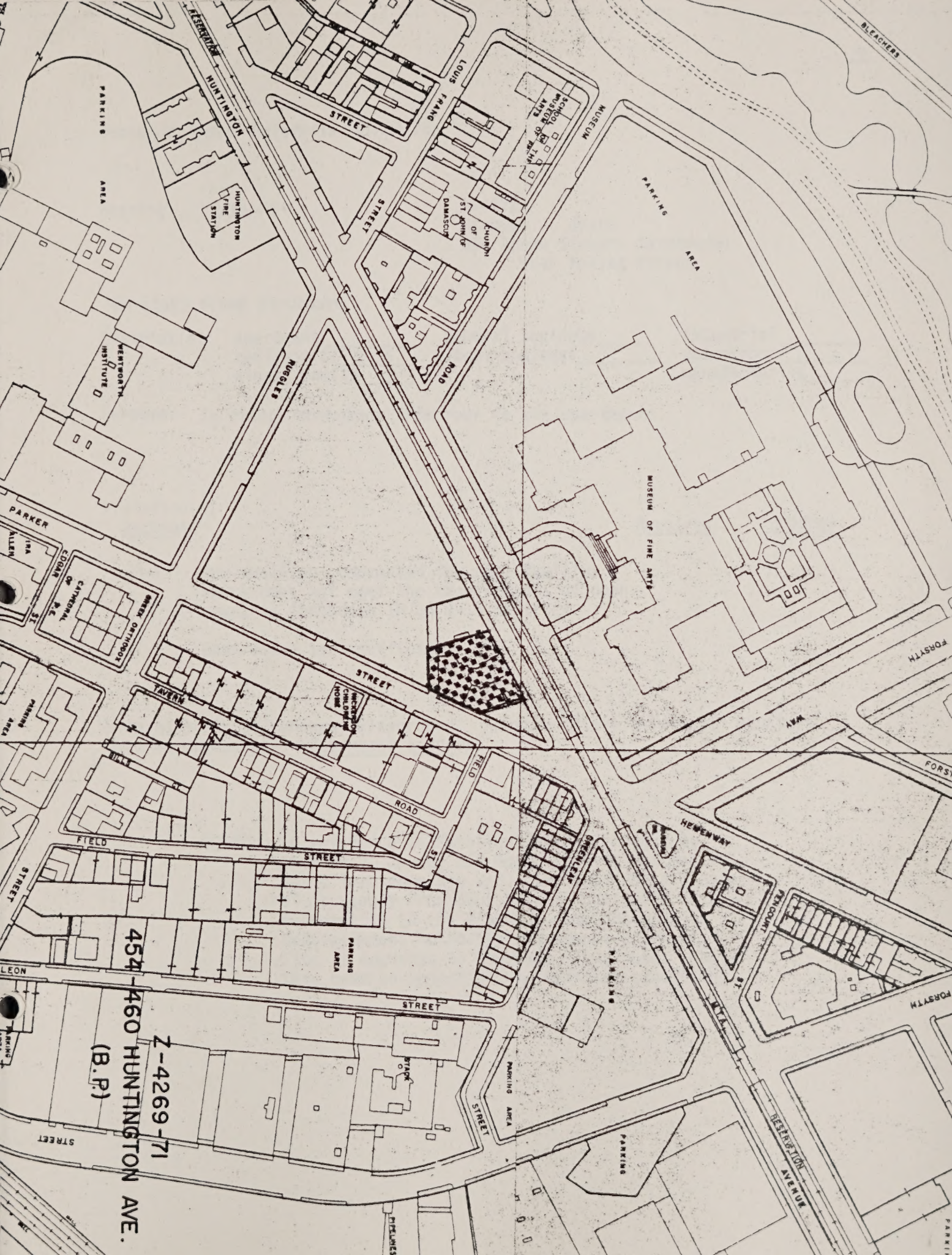
Violation(s):

SectionRequiredProposed

8-7. Dormitory is conditional in an H-2 district.

Buildings are located opposite the Museum of Fine Arts adjacent to Northeastern campus. Students will continue to occupy 56 of existing apartments; remaining will be occupied by elderly and other tenants with option to continue occupancy upon expiration of current leases. Proposal will not change taxable status and will allow Northeastern to include the buildings in its security system, a feature particularly appreciated by elderly residents. Recommend approval with provisos.

VOTED: In reference to Petitions Z-4269-4271, brought by Irving Busny, Trustee, 454-460 Huntington Avenue, Boston, for three conditional uses for change of occupancy of three structures from 27-24-24 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use be in the name of and extend to appellant only; that permit expire upon sale or other disposition of buildings by the appellant; that no structural alterations be allowed; that there be no eviction of tenants; that adequate off-street parking be provided by Northeastern.



454-460 HUNTINGTON AVE.

(B.P.)

Z-4269-71

Board of Appeal Referrals 11/30/78

Hearing: 12/19/78

Z-4272
Stephen J. Joyce
564 Adams Street, Dorchester
near Mallet Street

Two-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from four to six apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an R-.5 district.

17-1. Open space is insufficient.

Site adjacent to Hemenway Playground. Apartments are existing. Abutters have no objections. Recommend approval.

VOTED: In reference to Petition Z-4272, brought by Stephen J. Joyce, 564 Adams Street, Dorchester, for a forbidden use and a variance for a change of occupancy from four to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Site is adjacent to Hemenway Playground. Abutters have no objections to existing condition.



MARY HEMENWAY
PLAYGROUND

MARY
HEMENWAY
ELEMENTARY
SCHOOL

Z-4272
564 ADAMS ST
(DOR.)

Board of Appeal Referrals 11/30/78

Hearing: 12/11/78

Z-4275
 Ida M. Cooper
 26 Millmont Street, Roxbury
 near Highland Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: to change occupancy from two-family dwelling to four
 apartments.

Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families
 which does not meet the requirements of
 lot area and open space is forbidden in
 an H-1 district.

14-2. Lot area is insufficient.

17-1. Open space is insufficient.

Vacant and abandoned dwelling purchased from City to be renovated into
 four apartments. Playground and park facilities are located in immediate
 area. Residents have no objections. Recommend approval.

VOTED: In reference to Petition Z-4275, brought by
 Ida M. Cooper, 26 Millmont Street, Roxbury,
 for a forbidden use and two variances for
 a change of occupancy from two-family dwell-
 ing to four apartments in an apartment (H-2)
 district, the Boston Redevelopment Authority
 recommends approval. Playground and park
 facilities are located in immediate area.
 Residents have no objections.



Z-4275
26 MILLMONT ST.
(ROXB.)

JOHN ELIOT SQUARE

MYAN KITTEREDGE
PARK

LINWOOD
PARK

Board of Appeal Referrals 11/30/78

Hearing: 12/19/78

Z-4282

Peter J. Janis

7 Rossmore Road, Jamaica Plain
near Washington Street

One-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to erect one-story addition to plumbing shop.

Violation(s):

Section

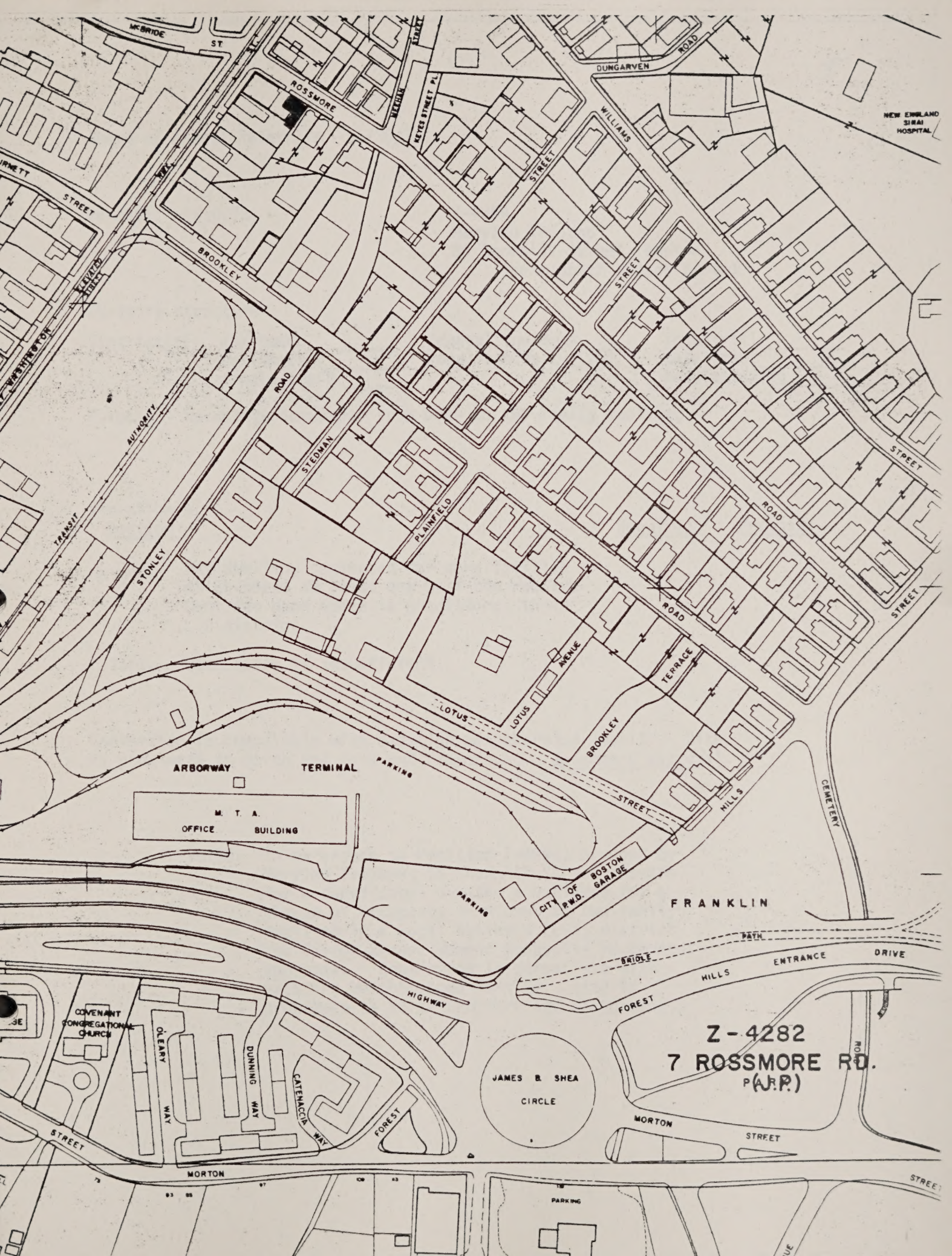
Required

Proposed

7-4. In variance with former decision of Board
of Appeal.

Proposed storage extension is addition to similar extension to the rear approved by the Authority and Board of Appeal in June. Area is mixed manufacturing, local business, residential. No adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4282, brought by Peter J. Janis, 7 Rossmore Road, Jamaica Plain, for a variance to erect a one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No adverse impact on this mixed manufacturing, local business, residential area.



NEW ENGLAND
SIRAI
HOSPITAL

MCBRIDE

ST

ROSSMORE

DUNGARVEN

ROAD

WILLIAMS

STREET

REYES STREET PL

BROOKLEY

WELL

STREET

STREET

AUTORITY

TRANSIT

STONLEY

ROAD

STEEDMAN

PLAINFIELD

LOTUS

LOTUS

AVENUE

ROAD

TERRACE

STREET

HILLS

CEMETERY

ARBORWAY

TERMINAL

PARKING

M. T. A.

OFFICE

BUILDING

PARKING

CITY OF P.W.D.

BOSTON GARAGE

FRANKLIN

HIGHWAY

BRIDGE

HILLS

ENTRANCE

DRIVE

FOREST

Z-4282

7 ROSSMORE RD.

P.A.P.

JAMES B. SHEA

CIRCLE

MORTON

STREET

MORTON

PARKING

STREET

93 95

97

100

103

106

109

112

115

118

Board of Appeal Referrals 11/30/78

Hearing: 1/16/78

Z-4294
Marylou Trojano
53 Snowhill Street, Boston
near North Hudson Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 waterfront _____
single family _____ manufacturing _____

Purpose: to change occupancy from one- to two-family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which meets at least one half the requirement for open space is conditional in an L-2 district.

17-1. Open space is insufficient.

Conversion is compatible with existing neighborhood density. Site is proximate to North End Park and Playground. Recommend approval.

VOTED: In reference to Petition Z-4294, brought by Marylou Trojano, 53 Snowhill Street, Boston, for a conditional use and a variance for a change of occupancy from one- to two-family dwelling in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Conversion is compatible with existing neighborhood density. Site is proximate to North End Park and Playground.



Z-4294
53 SNOW HILL ST
(B.P.)

Board of Appeal Referrals 11/30/78

Hearing: 1/9/78

Z-4302

New England Deaconess Hospital
380 Longwood Avenue and
155 Pilgrim Road, Boston

Hospital complex

District(s): apartment H-2 general business industrial
 residential local business waterfront
 single family manufacturing

Purpose: to amend side yard setback.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-6. Side yard is insufficient.	10 ft.	4 ft.

Submitted plans for garage presently under construction indicated side yard setback of 6.89 feet instead of 4.12 feet. Recommend approval.

VOTED: In reference to Petition Z-4302, brought by New England Deaconess Hospital, 380 Longwood Avenue and 155 Pilgrim Road, Boston, for a variance to amend side yard setback in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Minimal setback will have no impact.

Z-4302

380 LONGWOOD AVE.
155 PILGRIM RD.
(B.P.)



Board of Appeal Referrals 11/30/78

Hearing: 1/16/78

Z-4304
 Alpine Restaurants
 365 Washington Street, Boston
 near Bromfield Street

3½-story structure

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to hang 6' x 10' flag on existing flagpole.

Violation(s):

SectionRequiredProposed

- 11-2. Number of projecting signs exceeds maximum allowed.
- 11-2. Sign may not project more than six feet from building.
- 11-2. Top of sign may not extend above sills of windows above first story.
- 11-2. Area of sign may not exceed twenty-four square feet.

Projecting flag advertises existing restaurant, "Ruggles", is similar to others along street, and will have no detrimental effect. Recommend approval.

VOTED: In reference to Petition Z-4304, brought by Alpine Restaurants, 365 Washington Street, Boston, for a conditional use to hang flag on existing flagpole in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Flag is similar to others on street and will have no detrimental effect.



Z-4304

365 WASHINGTON ST.
(B.P.)

Board of Appeal Referrals 11/30/78

Hearing: 12/5/78

Z-4305
Boston Housing Authority
125 Amory Street, Jamaica Plain
near Atherton Street

Elderly housing complex

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-2 _____

Purpose: to change occupancy from community center and day care center
to community center, day care center, and private school.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
7-4. In variance with former decision of Board of Appeal.		
8-7. School is conditional in an M-2 district.		

In 1972, the Board of Appeal, with Authority concurrence, approved conversion of electrical equipment manufacturing facility to elderly housing. The nonprofit school will provide instruction to the Hispanic community of Jamaica Plain. Community supports proposal. Recommend approval.

VOTED: In reference to Petition Z-4305, brought by the Boston Housing Authority, 125 Amory Street, Jamaica Plain, for a change of occupancy from community center and day care center to community center, day care center, and private school in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. School will provide beneficial service and enjoys community support.

